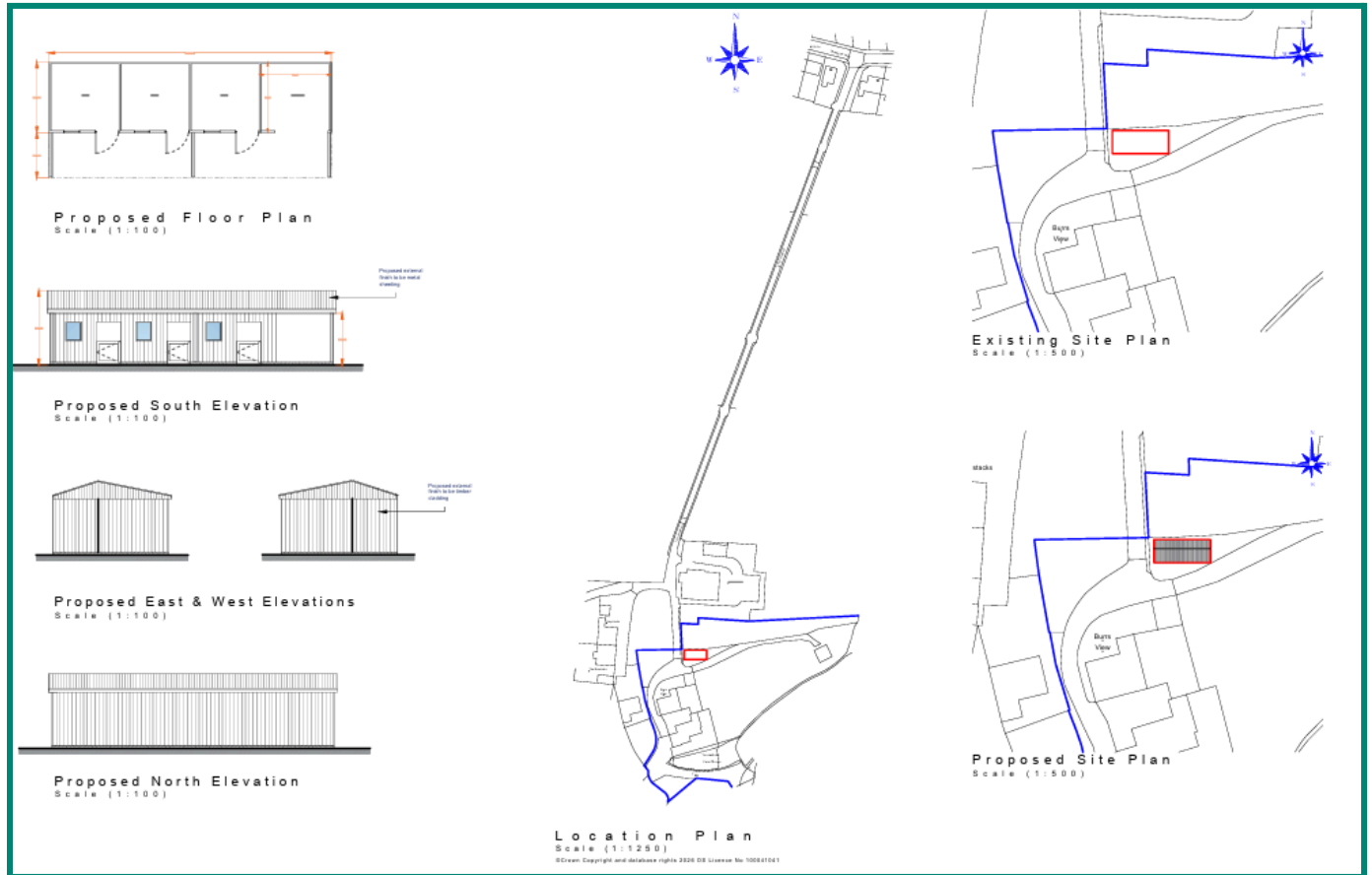


## SUPPORTING STATEMENT

April 2026

### Erection of stables building



### Land at Burrs View, Touch Road, BL9 5QS.

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants on behalf of Mr Allen.

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## 1. THE APPLICATION SITE & SURROUNDING AREA

- 1.1. The application site forms part of a circa 5.64 acre farm located to the south of the built up area of Bevis Green, within the Green Belt. The site is part of Burrs View. The wider site consists of a farmhouse and associated outbuilding.
- 1.2. Vehicle access is via Touch Road, a private road for vehicles and a public footpath, numbered 157. There is a concrete pad that has an area of approximately 91m<sup>2</sup>.
- 1.3. A google earth image of the application site and the concrete pad are shown below.

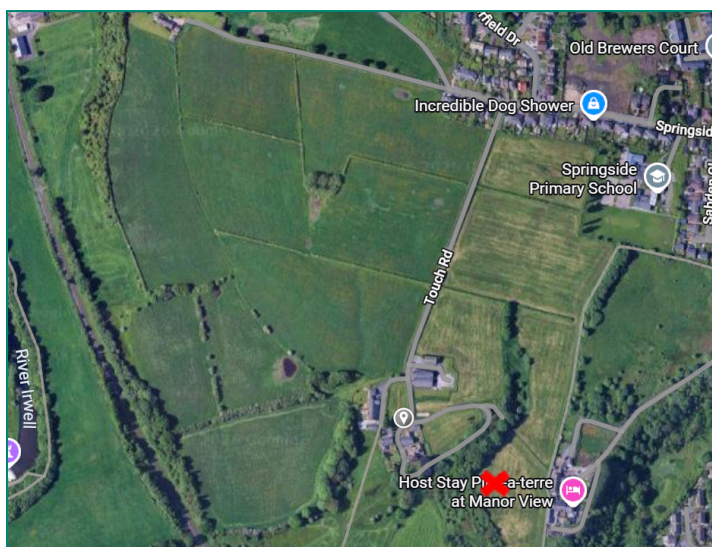
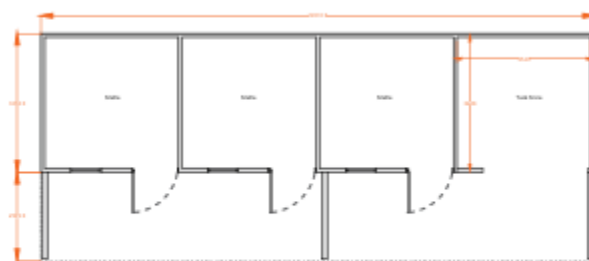


Figure 1: Google Aerial of Site and Concrete Pad

- 1.4. The area of the site proposed for development is positioned at the Northern part of the wider ownership. The wider site has relevant planning history;
- Notification of flexible change of use from agricultural building to office use including storage (The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class R - agricultural buildings to a flexible commercial use) Ref:67855. Acceptance of change of use. 1<sup>st</sup> December 2021.
  - External alterations to existing building consisting of insertion of a door and windows. Ref:67743. Approved with conditions. January 2022.
- 1.5. The site lies adjacent to a number of privately owned properties which all previously formed part of a working farm. The adjoining land is down to grass, suitable as both meadow and pasture land.

## **2. THE PROPOSAL**

- 2.1. This application proposal involves the erection of a small, private stable block, providing 3 stables, together with a tack/feed room. The stables will be used by the applicant and their family only.
- 2.2. The building would have a footprint of approximately 87.78 sqm. It would have a shallow-pitched roof construction.
- 2.3. Timber boarding would be used for the external elevations, with the roof covered in a dark coloured felt/rubber material. All doors and openings would also be of timber construction. The proposed floor plan and elevation plans are shown below in Figures Two and Three.



**Proposed Floor Plan**  
Scale (1:100)

*Figure 2: Proposed Floor Plan*



**Proposed North Elevation**  
Scale ( 1 : 100 )



**Proposed East & West Elevations**  
Scale ( 1 : 100 )



**Proposed South Elevation**  
Scale ( 1 : 100 )

*Figure 3: Proposed Elevations*

- 2.4. Vehicular access would be maintained from the existing access on Touch Road.

### 3. PLANNING POLICY & ASSESSMENT

- 3.1. As detailed above, the proposal involves the construction of a stable building. The application seeks Full Planning Permission and is made under the provisions of the Town and Country Planning Act 1990. Relevant policies include:

3.1.1. National Planning Policy Framework (NPPF) 2024;

*Section 13 – Protecting Green Belt Land*

3.1.2. Local Plan – Bury (March 2025)

Policy LP-GB5:

*‘Equestrian development in the Green Belt. The Council will support proposals for equestrian development in the Green Belt providing the size, scale and materials used do not give rise to unacceptable visual impacts on the openness of the Green Belt and protect existing landscape assets such as mature trees and ponds. In such cases, manure storage plans will be required.’*

This policy makes specific reference to Places for Everyone Joint DPD, Policy JP-G9; the Greenbelt.

Places for Everyone Joint DPD - 2022 to 2039

*Policy JP-G9: The Green Belt*

*Policy JP-G1: Landscape Character*

*Policy JP-P2: Heritage*

*Policy JP-C1: An Integrated Network*

*Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity*

- 3.1.3. Environment Department Planning Control Policy Notes – (28) Equestrian Developments (January 2004)

### 3.2. ANALYSIS

#### Principle of development

- 3.2.1. Paragraph 154(b) of the National Planning Policy Framework (NPPF 2024) confirms that the provision of appropriate facilities in connection with outdoor sport and outdoor recreation does not constitute inappropriate development within the Green Belt, provided that the development preserves openness and does not conflict with the purposes of including land within it. Equestrian activity is well established in

planning practice as a form of outdoor sport and outdoor recreation. The proposed development comprises facilities directly ancillary and necessary to the lawful equestrian use of the land and therefore falls within the scope of paragraph 154(b).

- 3.2.2. Policy JP-G9 of Places for Everyone states that beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth and landscaping to minimise energy consumption.
- 3.2.3. Openness and purposes of the Green Belt are assessed below.
- 3.2.4. **Openness** - The application site benefits from a strong degree of existing enclosure. Mature trees and established boundary vegetation run along the site perimeter, particularly adjacent to Touch Road. The siting of the stables would not affect the openness of the greenbelt.
- 3.2.5. The proposed stable building is modest in scale and domestic in proportion. It is clearly ancillary to the equestrian use of the land and represents a very small quantum of built form relative to the overall site area. Its siting within the site, read against the backdrop of existing vegetation and buildings, further reduces its visual presence and prevents it from appearing prominent in the landscape.
- 3.2.6. The proposal means that the development preserves both the spatial and visual openness of the Green Belt. Accordingly, the proposal satisfies the openness test set out in paragraph 154(b) of the National Planning Policy Framework.
- 3.2.7. **Purposes of the Green Belt** - The application site occupies a contained parcel of land off Touch Road, positioned between established residential development to the East and West and areas of mature woodland and managed landscape to the South. As illustrated, the site sits adjacent to the existing built-up area and does not project into open countryside in a manner that would erode the wider strategic gap between settlements.
- 3.2.8. In assessing the purposes of including land within the Green Belt, as set out in the National Planning Policy Framework, the proposal gives rise to no conflict.
- 3.2.9. Firstly, the development does not result in unrestricted sprawl of the built-up area. The siting is physically contained by existing development and strong landscape features, and the modest scale of the stable building does not extend the urban edge in any material way.

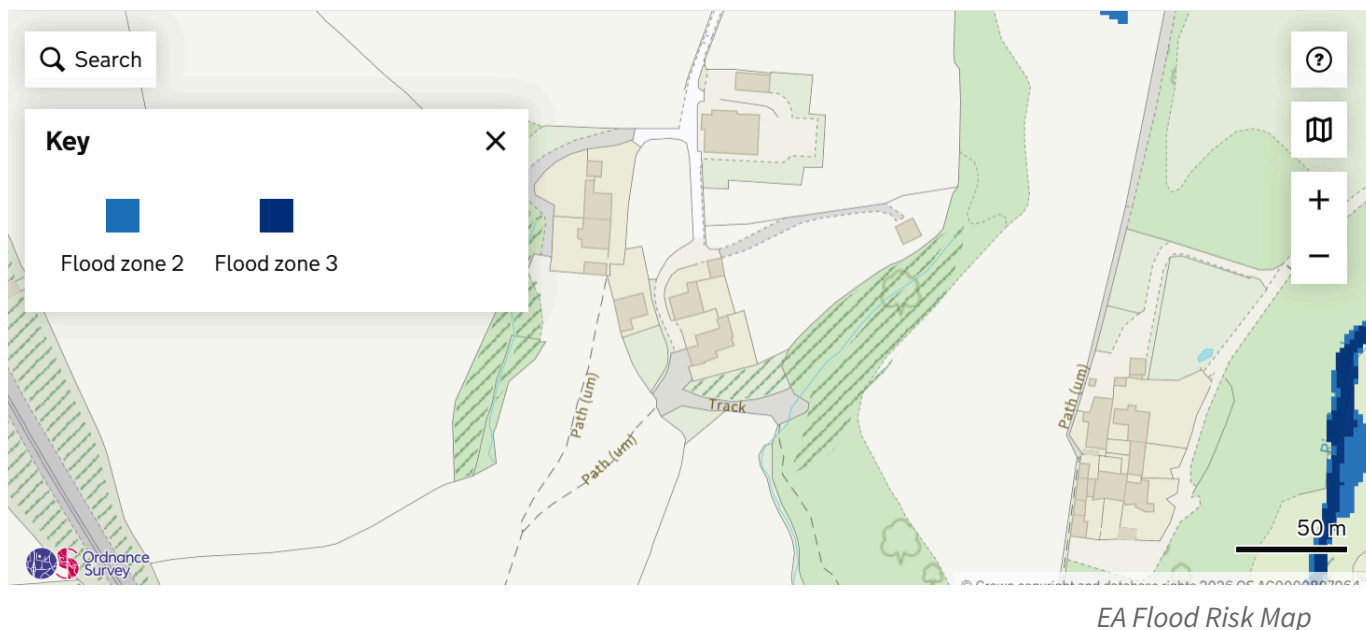
- 3.2.10. Secondly, the proposal does not lead to the merging of neighbouring towns. The site lies within an established Green Belt parcel that already performs a broader strategic function; the limited and ancillary equestrian facilities proposed would not reduce the physical separation between settlements or compromise that function.
- 3.2.11. Thirdly, the development does not encroach into the countryside in a harmful manner. The use remains rural in character, comprising outdoor equestrian activity that is entirely consistent with the openness and pastoral qualities of the area.
- 3.2.12. Fourthly, there is no impact on the setting or special character of any historic town, and finally, the proposal does not prejudice urban regeneration, as it does not divert development from previously developed land within urban areas.
- 3.2.13. Overall, by reason of its siting adjacent to the existing built form, its contained position within established landscape boundaries, and its limited scale and rural character, the proposal does not conflict with the five purposes of including land within the Green Belt.
- 3.2.14. Compliance with the NPPF 2024, Policy CG7AP, and Policy JP-G9 and the guidance of Policy Note 28 is therefore robustly demonstrated.

#### Other Material Considerations

- 3.2.15. **Design and Character Impacts** – The massing of the proposed stables would appear subordinate in height and scale to the adjacent dwellings. Moreover, the external construction materials proposed are common to such forms of development locally and they have been used in abundance previously in the Borough.
- 3.2.16. **Residential Amenity** – Dwellings are positioned nearby but separated by Touch road owing to ample separation coupled with its limited height, the massing of the proposed stables building would not overshadow adjacent residential property to an unacceptable extent. Comings and goings associated with the site would be limited in their extent and the rural amenities of neighbours would not be harmed once the development becomes operational. External lighting would also be kept to a minimum with any required light sources facing into the site, and away from adjacent dwellings. The Council can impose an appropriate condition to control the types and positions of any external light sources to be installed. For clarity, manure management is covered in subsequent sections of this statement. The proposals are thus acceptable with reference to residential amenity.
- 3.2.17. **Access and Highways** – As detailed above, access to the site would be maintained via an existing access along Touch Road. Visibility is good in both directions of traffic flow when egressing from Touch Road, and the potential for the proposals to conflict with the safety of the highways network is negligible. The site

benefits from adequate surrounding land to enable vehicles to turn around and egress in a forward gear. The proposals are thus acceptable with reference to access and highways.

- 3.2.18. **Flooding and Drainage** – The site is positioned within Flood Zone 1, which is land classified as the least likely to be affected during a flooding event. An extract from the Environment Agency’s website is shown below clarifies that position. Moreover, Annex 3 of the NPPF identifies amenity open space, including for use as outdoor recreation, as ‘water-compatible development’.



- 3.2.19. Foul water run-off from the proposed stables will be minimal as the horses will be bedded straw/wood pellets/or wooden shavings. Any foul solids will be removed on a regular basis and stored within a covered manure trailer. The proposed stables would be drained via a soakaway system and the Council can impose appropriate conditions to further control those details, where necessary. The proposals are thus acceptable with reference to flooding and drainage.
- 3.2.20. **Manure Management** – Horses typically produce around 7- 8lbs (3.2-3.6 kg) of excrement each day. Therefore, around 100kg of horse excrement would be produced from the site on a weekly basis. The intention is to use a manure trailer at the site, in the form of a purpose built covered metal trailer, with solid sides and fully welded joints, thus negating the need for a foul water drainage system to be required.
- 3.2.21. The intention is that all collected manure and soiled bedding will be stored within the trailer until it requires removal and disposal. The Applicant will arrange for a specialist contractor to empty and return the trailer on the same day, as and when required. The Council can gladly impose an appropriate condition

to further control those activities, should they wish to. The proposals are thus acceptable with reference to manure management.

- 3.2.22. **Ecological Considerations** – The proposed development will be positioned on an existing concrete pad to accommodate the stables. This element of the proposal is exempt from the statutory Biodiversity Net Gain (BNG) requirements under the de minimis exemption set out within Schedule 7A of the Town and Country Planning Act 1990 (as amended). The exemption applies where development does not impact priority habitat and affects less than 25 square metres of on-site habitat, or less than 5 metres of linear habitat such as hedgerows. The proposed stables will be located on land of negligible ecological value and will not result in the loss of any priority habitat. The area of habitat affected by the works falls below the de minimis threshold and therefore the development is not required to demonstrate a Biodiversity Net Gain.

#### 4. CONCLUSION

- 4.1. Section 38(b) of the Planning & Compulsory Purchase Act (2004) requires that when making any determination under the Planning Acts, regard is to be had to the development plan – ‘the determination must be made in accordance with the development plan, unless material considerations indicate otherwise’
- 4.2. This Supporting Statement has demonstrated that the proposed erection of a modest stable building fully accords with the relevant provisions of the development plan and national planning policy.
- 4.3. The proposal constitutes appropriate development within the Green Belt under paragraph 154(b) of the National Planning Policy Framework (2024), as it provides facilities directly connected to outdoor sport and recreation.
- 4.4. The development preserves the openness of the Green Belt, both spatially and visually, by reason of its limited scale, modest built form, Furthermore, the siting of the development within a contained parcel adjacent to the existing built-up area ensures that there is no conflict with the five purposes of including land within the Green Belt.
- 4.5. The scheme has also been shown to be acceptable in respect of heritage, landscape character, residential amenity, highways safety, drainage, ecology (including measurable biodiversity net gain), arboriculture, and manure management. No technical constraints have been identified that would preclude the development, and where necessary, matters can be appropriately controlled by planning conditions.
- 4.6. The proposal represents a small-scale, rural-appropriate form of development that supports the lawful equestrian use of the land without giving rise to harm. It is therefore respectfully submitted that the

application accords with the development plan when read as a whole, and that there are no material considerations which would justify withholding planning permission.

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Ref: C760-3V2 Supporting Statement

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